

Addendum 1



Date: 09/09/13

Project Name: Norfolk Regional Center Chiller Replacement

Project #: 13054

The items listed below are to be incorporated into the Construction Documents submitted on 08/23/13. Bidders are responsible for reviewing all information contained in this addendum including the same in their bid proposal.

General Specification Items:

GS1. Attached you will find the following:

- A. Pre-Bid Sign-In Sheet
- B. Pre-Bid Conference Agenda
- C. Pre-Bid Conference Meeting Minutes

GS2. The following manufacturers are approved to bid the project. Approval to bid does not constitute acceptance of the product for use in the building. Final approval must be obtained through the formal shop drawing submittal process. The list is presented by product application and not necessarily by specification reference.

- A. Hydronic Pumps (23 2123):
 - 1. Patterson.
- B. Rotary-Screw Water Chiller (23 6426):
 - 1. Dunham Bush.

Mechanical Specification Items:

MS1. Section 23 0900 – Instrumentation and Control for HVAC

A. Article 1.3: Add Paragraph D as follows:

“D. Manufacturers. The campus building automation system is Johnson Controls Inc. Other control manufacturers may bid the project but the following conditions must be met: The system must communicate with the chiller system at the system level and with the Johnson Controls, Inc. system at the system level without the use of gateways or other translation hardware or software. The campus reports to a Johnson Controls, Inc. ADX server housed in the Executive Building in Lincoln NE. The addition of this chiller project to the campus system shall not compromise transmission of information through the campus LAN to the State system.”

MS2. Section 23 0993 – Sequence of Operations for HVAC Controls

A. Article 1.2, Subparagraph A.4:

- 1. Subparagraph a: Change flow meter from “Onion” to “Onicon”.
- 2. Subparagraph e: Provide one (1) common sensor to monitor inlet and outlet pressure for the pump combination. Pumps are redundant (one is always standby).

B. Article 1.2, Subparagraph C.1:

- 1. Chiller manufacturer will provide a remote microprocessor panel to be installed by the Control Contractor in the mechanical room. Electrical Contractor will provide an empty conduit to the condensing unit for use by the Control Contractor.

Mechanical Drawing Items:

MD1. Sheet M0.1 – Ground Floor Plan – Mechanical Demolition

A. Provide changes associated with Sketch Sheet MSK-001.

Submitted By: Aaron Anderson

Sign-In Sheet



Date: 09/06/2013

Project Name: NRC - Chiller Replacement

Project #: 13054

Location: Norfolk Regional Center
1700 N Victory Rd
Norfolk, NE 68701

Re: Pre-Bid Meeting

Name	Organization	E-mail	Phone #
Mark Craft	State of Nebraska	Mark.Craft@nebraska.gov	
Jack Pagel	SES	jpagel@specializedeng.com	402-991-5520
Aaron Anderson	SES	aanderson@specializedeng.com	402-991-5520
Brad Carne	SES	bcarne@specializedeng.com	402-991-5520
Lonnie Weidner	Merit Mech	merit@cableone.net	402-368-7705
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Craig Podam	NRC	Craig.podany@nebraska.gov	402-992-9783
Bryan Bretschneider	NRC	Bryan.bretschneider@nebraska.gov	402-992-9784
Rick Kluender	NRC	Rick.kluender@nebraska.gov	402-992-9785

Pre-Bid Meeting Agenda



Date: 9/6/2013

Project Name: Norfolk Regional Center Chiller Building 16 Chiller Replacement **Project #:** 13054

Location: 1700 North Victory Rd, Norfolk, NE 68701

Attendees: See sign-in sheet

Discussion Items

1. Introductions
 - A. Mark R. Craft – State of Nebraska – Facility Construction Coordinator
 - B. Jack Pagel – SES – Principal in Charge
 - C. Aaron Anderson – SES – Mechanical Engineer
 - D. Brad Carne – SES – Electrical Project Manager
 - E. Additional introductions
2. Sign-in Sheet
3. Project Organization
4. Project Description: Replacement of existing 38 year old 200-ton Trane chiller with new air-cooled chiller with remote evaporator. See documents for full scope.
5. Bid Date: September 17, 2013 Time: 2:00PM Place: AS/State Building Division, 521 S. 14th St, Suite 400, Lincoln, NE.
 - A. Public Bid opening; Bids read aloud
 - B. Late Bids will be returned unopened.
 - C. Bids submitted by facsimile are not acceptable.
 - D. No Bids withdrawn for 60 days after date of opening.
 - E. All bids made on forms located in the specifications.
6. Bid Document Deposit: \$50 The deposit is refundable for documents returned in good condition.
7. Bid Security
 - A. Bid bond or Certified Cashiers' in the amount of 5% of the proposal.
8. Formal Contract and Contract Security
 - A. Surety bond in the amount of 100% of the Contract sum
 - B. Use form in the Bid Documents
9. Equal opportunity policy and applicable State and Federal anti-discrimination laws. See miscellaneous provisions in specifications.
10. Bid Submittal
 - A. Must be on exact copy of Bid Form in the Bid Documents

11. Sub-Contractors: Successful Bidder shall provide a list of all Sub-Contractors within 48 hours of award
12. Schedule/Completion of the Work
13. Addenda/Interpretations
 - A. Written requests must be received 10 calendar days prior to Bid Date
 - B. We will issue an Addendum reflecting changes and clarifications generated by this meeting
14. Substitutions
 - A. Written requests must be made at least 10 days prior to the date set for receipt of Bids
 - B. No substitutions officially accepted until noted as such in an Addendum.
 - C. Use form in the Bid Documents, if applicable
 - D. Contractor is responsible to demonstrate equal or better characteristics of requested substitute
15. Form of Agreement: See standard form in specifications.
16. Insurance
 - A. As stated in the General, Supplemental Conditions, and Special Conditions bound in the Bid Documents
 - B. Contractor is responsible for Builder's Risk Insurance
 - C. Certificate of Insurance is required
17. Demolition
 - A. Salvage items
18. Permits: Contractor is responsible for acquiring and payments for all permits required by the AHJ.
19. Trash Removal, dumpster location
20. Parking – Coordinate with facility manager
21. Progress Payments
22. Project Meetings
 - A. Pre-Construction, Progress
23. Submittals
 - A. See specification sections for requirements.
 - B. Coordination drawings
 - C. Submittal turnaround
24. Quality Control
 - A. Testing is the Contractor's responsibility, unless specifically indicated as the responsibility of the Owner
25. Temporary Utilities
 1. Contractor is responsible for connection; verify who pays for the utilities
 2. Electric Power, Dust partition, Temporary heat, Toilets.
26. Materials and Equipment
 - A. Storage, Introduction into Building
27. Project Closeout

- A. Owner training
 - B. Startup services
 - C. Operation and Maintenance Manuals
 - D. Completion of final punch list
28. Project Record Documents
29. Warranties

Submitted By: SES

Meeting Minutes



Date: 09/06/2013

Project Name: Norfolk Regional Center Building 16 Chiller Replacement

Project #: 13054

Location: 1700 N Victory Rd, Norfolk, NE 68701

Attendees: See sign-in sheet

Discussion

1. Aaron Anderson with SES handed out and covered the Pre-Bid Meeting Agenda.
2. The group proceeded to tour the project site.
3. As shown in the drawings, the 20HP Thrush pump is to be handed over to the Owner for first right of salvage.
4. Controls are not restricted to the campus Johnson Controls, Inc. system. Other control manufacturers may bid the project as long as the control system is capable of the following:
 - A. Direct communication to the chiller system.
 - B. Direct communication with open protocol to the JCI system without use of a translator system.
5. Remove and reinstall piping and equipment in the vicinity of the work in the chiller room to allow demolition and removal of old equipment and piping, and with installation of new equipment and piping. This includes but is not limited to fire sprinkler piping.
6. Remove old abandoned condenser water piping that formerly served an absorption chiller and cooling tower. Remove such piping to 5' beyond the building line and cap. Seal wall opening watertight.
7. The Contractor is not required to conduct a soils test to either pour the concrete slab for the new condensing unit or to backfill the excavation in/around the old cooling tower. Any backfill must be clean fill and installed in lifts not to exceed 12", be compacted, and with upper 6" being clean black dirt suitable for grass. Contractor shall seed all areas affected by construction.
8. The Contractor is to restore any portion of the site used for construction to 'as is' state. This includes areas in/around the existing cooling tower and the new condensing unit but also any areas used to stage/stockpile or used as spoil for excavation.
9. The Contractor is to coordinate construction traffic and notify the Owner in advance of any disruption to normal traffic including deliveries.
10. The Contractor is to provide their own dumpster.
11. The Contractor is to take all necessary precautions to protect the site from non-construction personnel with barricades and traffic coordination.
12. Contractor may use the toilet facilities in the Lower Level but must maintain in clean condition.
13. Contractor shall in-fill the exterior wall with face brick and insulated stud assembly. Match brick as close as possible to the existing brick. An exact match is not mandatory.
14. Contractor shall provide 24-hour (48 hour preferred) notification of utility shutdowns that affect use of the building.

15. Contractor shall coordinate with the Owner's Fire Alarm Company for disconnecting and reconnecting any parts of the system.
16. Existing fiber optic line and storm drain buried near new chiller installation site are to remain active.

Please submit comments and/or corrections to these meeting minutes in writing within five (5) days of issuance. If comments are not received within this time period, this document will be assumed accurate and filed as part of the permanent record for this project.

Submitted By: Jack Pagel and Aaron Anderson

SHEET NOTES

① REMOVE 225 TON COOLING TOWER, 20HP CONDENSER WATER PUMP, PIPING, AND CONTROLS. REMOVE EQUIPMENT PAD AND TOWER SUMP. BACKFILL RESULTING HOLE WITH SUITABLE FILL MATERIAL.

② REMOVE BURIED CONDENSER WATER PIPING, CW PIPING, SANITARY PIPING, ELECTRICAL, AND CONTROLS IN THIS AREA. CONTRACTOR TO LOCATE AND COMPLETELY REMOVE PIPING, CONDUITS, AND ACCESSORIES SERVING EXISTING AND PREVIOUSLY DEMOLISHED COOLING TOWERS. BACKFILL RESULTING TRENCHES WITH SUITABLE FILL MATERIAL. CONTRACTOR OPTION TO REMOVE BURIED CONDENSER WATER PIPING SERVING OLD ABSORPTION CHILLER AND ACTIVE WATER COOLED CHILLER TO MINIMUM 5' OUTSIDE BUILDING LINE AND ABANDON REMAINING BURIED CONDENSER PIPING IN PLACE.

③ REMOVE 6" CONDENSER WATER PIPING AND CW MAKEUP PIPING THROUGH FLOOR AND MINIMUM 5' OUTSIDE BUILDING. SAW CUT CONCRETE AND PATCH TO LIKE NEW CONDITION.



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NORFOLK REGIONAL CENTER BUILDING 16 CHILLER REPLACEMENT

PROJECT NO.	DATE	DRAWING REFERENCED		SKETCH
		MO.1	ADD #1	
13054	09/10/2013	TYPE		MSK - 001